

## INTRODUCTION

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Welcome to the Chesterfield County Design Standards Manual for non-residential development. Its purpose is to further explain and graphically depict many of our Zoning Ordinance requirements for non-residential development.

Chesterfield County's Zoning Ordinance has evolved into a complex document that covers a wide array of development requirements for different areas of the County. This requires the user to continually cross-reference multiple sections to understand how to design a site. We have organized the Design Standards Manual to allow the user to understand our requirements by reviewing only two sections: County-wide requirements and the requirements of the specific principal area, highway corridor, or village district that governs your site.

The Planning Department's desire to sustain the quality characteristics of our village areas and highway corridors, and to promote quality development throughout the rest of the County necessitates development standards that suit the goals for each area. Different areas of the County will attract development for different reasons: from the Jefferson Davis Corridor with its Enterprise Zone benefits and deregulated Zoning Ordinance requirements, to the Route 360 Highway Corridor with its recognized potential as a quality, mixed use business corridor, or to the village districts with their high quality urban focus. This manual allows the user to distinguish the technical requirements of the Zoning Ordinance between all areas of the County.



*Part of Sycamore Square Shopping Center in the Midlothian Village Core District*